

NOTICE OF SALE
Docket No. 2012-CP-02-02787

By virtue of a Decree of the Court of Common Pleas for Aiken County, heretofore granted in the case of Security Federal Bank, Plaintiff, against M.E. Moran Family, LLC, Patrick M. Moran, Michael E. Moran, Maxwell Aiken County Properties, LLC, and Steeple Chase Association, Inc., Defendants;

I, the undersigned Master in Equity for Aiken County, will sell on Monday, October 7, 2013, at 11:00 o'clock A.M., at the Aiken County Courthouse, Aiken, South Carolina, to the highest bidder, the following described property, to wit:

All that certain piece, parcel or lot of land containing 20.23 acres more or less, with the improvements thereon, situate, lying and being 8 miles South of the City of Aiken, State of South Carolina, being shown and delineated as Lot 87, Steeplechase Subdivision, Phase III, on a plat prepared for Maxwell Aiken County Properties, LLC, by Michael Todd Hass of Hass and Hilderbrand, Inc. dated June 22, 2006, and recorded October 12, 2006, in the Office of the Register of Deeds for Aiken County in Plat Book 51 at page 911. For a more complete description of said property, reference should be made to said plat of record. TMS# 074-07-08-004, 074-07-10-001 thorough 074-07-10-006.

Said property is the same property conveyed to M.E. Moran Family, LLC, and Patrick M. Moran by Deed of Maxwell Aiken County Properties, LLC, dated August 22, 2007, recorded August 28, 2007, in the Office of the Register of Deeds for Aiken County in Record Book 4158 at page 102.

LESS AND EXCEPT:

All that certain piece, parcel or lot of land, with the improvements thereon, situate, lying and being in the City of Aiken, State of South Carolina, being shown and delineated as Lots 1, 2, and 3 of Steeplechase Subdivision, Phase V, Section A, as shown on a plat prepared for Michael Moran by M. Todd Hass, PLS, dated March 4, 2008, and recorded May 16, 2008, in Plat Book 53 at page 796, reference is hereto made to said plat for a more complete and accurate description thereof.
TMS# 074-07-10-001, TMS# 074-10-002, and TMS# 074-07-10-003.

07-10-002
CURRENT ADDRESS OF PROPERTY IS: 20.002 AC Maxwell Road
Aiken, South Carolina 29803

TERMS OF SALE: FOR CASH: The Master in Equity will require a deposit of Five (5%) per cent of the amount of bid by 1:00 o'clock PM on the day of sale (in cash or equivalent), same to be applied on the purchase price only upon compliance with the bid, but in case of non-compliance within twenty (20) days after the date of the sale, same to be forfeited and applied to costs and the property re-advertised for sale upon the same terms at the risk of the former highest bidder.

The sale shall be subject to taxes and to existing easements and restrictions of record.

Purchaser shall pay interest on the amount of the bid from the date of sale to the date of compliance at the rate of 6% per annum.

Purchaser shall pay for all costs of recording the deed.

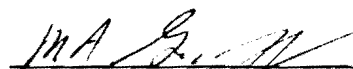
Since a personal and deficiency judgment has been demanded, the bidding will remain open for a period of thirty days, and will close on Wednesday, November 6, 2013, at 11:00 o'clock A.M.

Attorney for the Plaintiff:

Kevin T. Brown

P. O. Box 58

Columbia, South Carolina 29202



M. ANDERSON GRIFFITH as Master in
Equity for Aiken County